

32-61-7

BK 7354 PG 057

WARRANTY DEED

TRANSFER
TAX
PAID

Know All Men By These Presents

011738

That I, **Elizabeth S. Clark**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Arnold T. Vincent and Carole L. Vincent**, of China Village, County of Kennebec and State of Maine, and whose mailing address is 188 Broadmoor Lane, Rotonda West, FL 33947, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Arnold T. Vincent and Carole L. Vincent, as joint tenants and not as tenants in common, their heirs and assigns forever,

Certain real estate situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

The unit known and designated as Unit #22 in Ridgewood Commons Condominium, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan Files E-86032 and E-86179 and entitled "Ridgewood Commons Condominium Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the Ridgewood Commons Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986, and recorded in said Registry of Deeds in Book 2919, Page 320, together with the following Amendments which are incorporated by reference herein:

Amendment to Declaration dated June 30, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2996, Page 275;

Amendment to Declaration dated September 4, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3018, Page 195; and

Amendment to Declaration dated October 14, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86033, E-86034, E-86035, E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Elizabeth S. Clark

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BEING the same premises acquired by William M. Clark and Elizabeth S. Clark by Warranty Deed from FSD Associates, Inc. dated August 22, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3015, Page 126. The said William M. Clark is deceased and Elizabeth S. Clark is the surviving joint tenant.

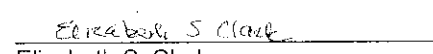
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Arnold T. Vincent and Carole L. Vincent, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantee, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Elizabeth S. Clark have hereunto set my hand and seal this 15th day of April, 2003.

Signed, Sealed and Delivered
in the presence of


Witness

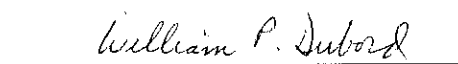

Elizabeth S. Clark

STATE OF MAINE
County of Kennebec, ss.

Dated: April 15th, 2003

Personally appeared before me on the day and year aforesaid the above-named, Elizabeth S. Clark, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public



WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.
2003 APR 16 AM 9:00

ATTEST: 
REGISTER OF DEEDS